



GRASSROOTS
REALTY GROUP

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**212 Westwood Drive SW
Calgary, Alberta**

MLS # A2305685



\$650,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Faces Front		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage		

Inclusions: garage door opener and 2 remotes, all window coverings, fridge and freezer in the basement

****OPEN HOUSE- Sunday July 5- 12-2pm****Welcome to Westwood Drive! This lovingly maintained home has been cared for by the same owners for over 65 years, reflecting true pride of ownership throughout. This 1,079 sq. ft. bungalow offers a spacious living and dining area, a bright kitchen featuring plenty of cupboards, updated countertops, stainless steel appliances, and a cozy eating nook. 3 comfortable bedrooms and an updated bathroom complete the main level. The fully developed basement adds valuable living space with a large recreation room, a potential fourth bedroom (egress window required), a full bathroom, and a versatile flex room. Updates on the home include most windows, a newer roof (2021), hot water tank (2023), and the furnace is approximately 14 years old. Situated on a fantastic 61' x 115' lot, it includes a good sized deck and double garage. Located in the well-established inner-city community of Westgate, this home sits on a quiet street with lots of parking and provides convenient access to the LRT station, Edworthy Park, Bow River pathways, schools, shopping, transit, and downtown. Don't miss this opportunity to own a truly special home